



11 Lelleford Close, Long Lawford, Rugby, Warwickshire, CV23 9FP

HOWKINS &  
HARRISON

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Long Lawford, Rugby,  
Warwickshire, CV23 9FP

Guide Price: £300,000

This immaculately presented, three bedroom detached home, located in the popular village of Long Lawford, offers spacious living accommodation over two floors and is found in excellent condition throughout. The property benefits from a kitchen/diner, enclosed rear garden and a car port providing off-road parking. Built only five years ago by Bloor homes, there is five years remaining of its NHBC warranty.

### Features

- Three bedroom detached
- Sought after village location
- Car port and off-road parking
- Private enclosed rear garden
- Master bedroom with en-suite shower room
- Modern kitchen/diner
- Built-in appliances
- 5 years NHBC
- Gas central heating and UPVC double glazing



## Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, open 7am to 10pm every day of the week. The village also benefits from two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.



## Ground Floor

The ground floor comprises of a dual aspect sitting room which is flooded with natural light, with windows to the front aspect and French doors to the rear opening on to the garden, a generous entrance hall with a ground floor cloakroom fitted with a WC and wash hand basin. A modern fitted kitchen/diner completes the ground floor accommodation with built-in appliances and an attractive vaulted ceiling with roof lights and a window overlooking the rear garden.

## First Floor

The first floor accommodation comprises of a master bedroom which benefits from built-in wardrobes with sliding mirrored doors and en-suite shower room. There is a further double bedroom and single bedroom, currently being used as a home office along with a generous family bathroom, fitted with a modern white suite comprising of a wash hand basin, WC, bath and a separate shower cubicle.

## Outside

The front of the property is gravelled with a path leading to the front door, and a car port to the side with parking for two cars and access to rear garden. A private rear garden with a paved patio to the rear of the sitting room leads to the lawn.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

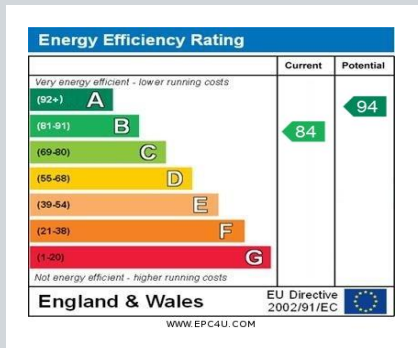
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

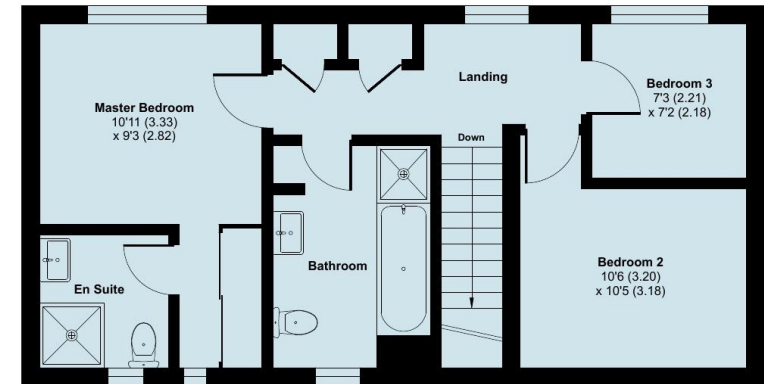
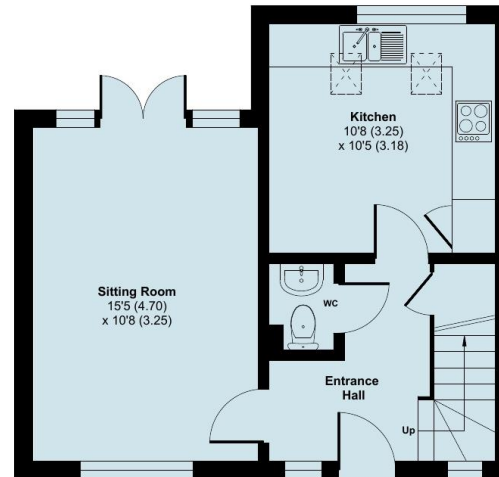
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).  
Council Tax Band – D.



## Lelleford Close, Long Lawford, Rugby, CV23

Approximate Area = 909 sq ft / 84.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Howkins & Harrison. REF: 1103904

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.